



52 LENTUNE WAY • LYMINGTON • SO41 3PF

£949,950

A beautifully presented three double bedroom detached property located in a desirable road, within easy reach of Lymington High Street. The property benefits from a well stocked garden and driveway parking for multiple cars. Offered for sale with no forward chain.



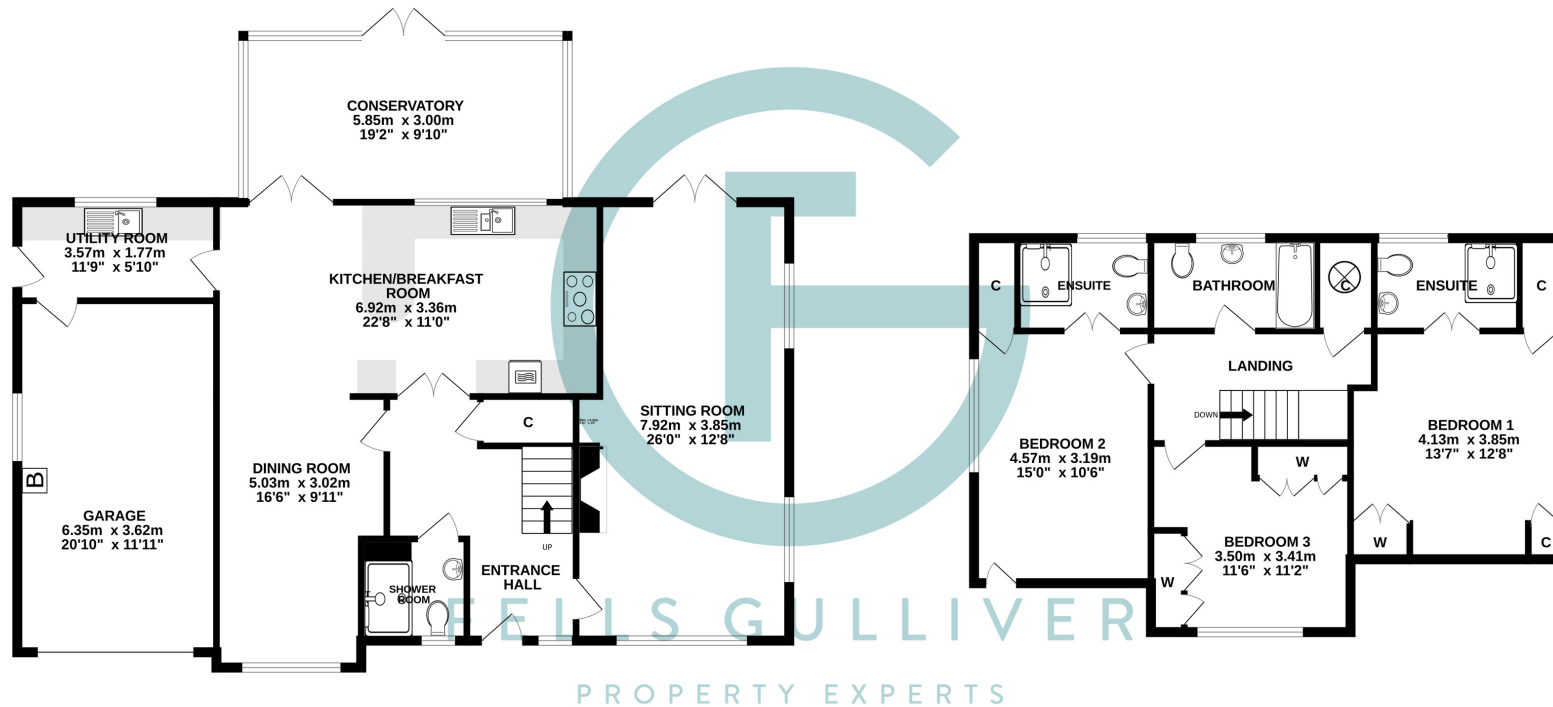
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PROPERTY EXPERTS



GROUND FLOOR  
128.9 sq.m. (1388 sq.ft.) approx.

1ST FLOOR  
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA : 196.8 sq.m. (2118 sq.ft.) approx.  
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## Property Specification



- Large "L" shaped kitchen diner with doors opening into conservatory
- Three double bedrooms, all with built-in storage, two of the bedrooms with en-suite showers
- Garage and "in and out" driveway with parking for multiple cars
- New ground floor shower room suite
- Beautiful well established low maintenance garden
- Offered for sale with no forward chain
- Large conservatory with double doors to garden
- Sought after location within walking distance to Lymington High Street and Woodside Park
- Spacious front to back reception room with triple aspect windows and a feature woodburner fireplace

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC

# Description

The front door leads into the spacious entrance hall. Stairs rise to the first floor with a spindle balustrade and a large storage cupboard. Shower room with a white tiled suite comprising a large walk-in shower, W.C, wash hand basin with vanity unit under, heated towel rail, and obscure window to the front aspect. Door to the right into the triple aspect sitting room with feature wood burner, hearth surround and mantelpiece. Large window to the front aspect, two windows to the side aspect and double patio doors leading to the rear garden. Glazed double doors from the entrance hall lead into the spacious "L shaped" kitchen into the dining room, with a comprehensive range of fitted eye and base level cupboards and drawer units with worktop over, built-in induction hob with extractor fan over, inset stainless steel sink unit with mixer tap, built-in eye level oven and grill, integral dishwasher, ample space for a large dining table and chairs, tiled floor. Double doors lead into the large conservatory with dwarf brick wall construction, tiled floor, pitched roof with ceiling fan and electric blinds and double doors opening out onto the patio area and rear garden. Door from the dining area into the utility room with floor and wall-mounted cupboard and drawer units, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, window to the rear aspect, pedestrian door leading outside to the side and internal door leading into the garage, which has a window to the side aspect, cupboard units, up and over door, wall mounted boiler, power and light.

First-floor landing with airing cupboard with shelving providing linen storage. On the first floor are three double bedrooms, the master with a range of built-in wardrobes, cupboards and eaves storage, window to the side aspect, double doors into the en-suite shower room, with a white suite comprising of a shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit under, heated towel rail and obscure

window to the rear aspect. Bedroom two has a built-in single wardrobe, eaves storage and window to the side aspect, double doors into the en-suite shower room with a white suite comprising of a shower cubicle, wash hand basin with mixer tap and vanity unit under, low-level WC, heated towel rail and obscure window to the rear aspect. Family bathroom with a suite comprising a panelled bath unit, bidet, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, and obscure window to the rear aspect.

To the front, the property is approached via a block paved driveway providing parking for multiple cars, leading up to the garage to the left of the property. Pedestrian side access through to the rear garden. The front garden has various well-established borders and shrubs.

The rear garden is fenced to all boundaries, with a patio area adjacent to the conservatory, an area of shingle and the remainder laid to lawn, with well-established shrubs and plants. Garden shed with covered log store attached, outside tap.

The property is within a short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes







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